

5.0 Mitigation Monitoring and Reporting Program

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V. MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires a Mitigation Monitoring and Reporting Program (MMRP) for projects where mitigation measures are a condition of project approval and development. The Draft EIR prepared for the Silverado Power West, Los Angeles County Projects identified mitigation measures, where appropriate, to avoid or substantially reduce the environmental impacts associated with the Project. This MMRP is designed to monitor the implementation of those mitigation measures. Accordingly, this MMRP has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097.

This section lists each of the proposed Project Design Features (PDFs) and required Mitigation Measures (MMs) and identifies the corresponding action required for proof of compliance, the mitigation timing, the party responsible for implementation, and the monitoring agency or party responsible for ensuring each measure is adequately implemented.

**Mitigation Monitoring and Reporting Program
Silverado Power West, Los Angeles County Projects
Project Nos. R2011-00833, 00798, 00799, 00807, 00801, 00805**

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
5.1 AESTHETICS				
A-1 A Fugitive Dust Control Plan to minimize dust (visual pollution) shall be prepared and implemented.	A. Submit Plan to AVAQMD for review and approval	Prior to any ground disturbance activities	Applicant/Construction Manager	LACDRP AVAQMD
	B. Maintain log demonstrating compliance. Site inspection as needed	During construction	Applicant/Construction Manager	AVAQMD
A-2 The Project site shall be maintained free of debris, trash, and waste during construction.	Site inspection	During construction	Applicant	LACDRP
A-3 The Project site shall be visually screened or partially screened during construction by fencing.	A. Submit Site Plans for review and approval	Prior to issuance of applicable building permit	Applicant	LACDRP
	B. Site inspection as needed	During construction	Applicant	LACDRP
A-4 A landscape plan shall be developed for each Project prior to Project construction that shows the detail of a 10-foot wide screening vegetation buffer intended to screen or partially screen the Project visually from area residents or travelers on nearby roadways.	A. Submit landscape plan for review and approval. The landscape plan must be approved prior to grading or building permit.	Prior to 1 st grading or building permit whichever comes first for each project.	Applicant	LACDRP/LACFD – support/referral Approval of landscape plan
	B. Implement approved landscape plan	Prior to first energization approval by LADPW B & S	Applicant	LACDRP/LACFD – support/referral Approval of landscape plan
A-5 All lighting shall comply with applicable provisions of the Los Angeles County Outdoor Lighting District Ordinance. Lights shall be limited to types allowed by the ordinance, installed below maximum allowed heights, pointed downwards and shielded to minimize light trespass, and mounted on essential infrastructure rather than on separate light poles except where poles are required by regulation or by governing agency. Lighting will comply with the hours of operation requirements in the ordinance, and utilize automatic control devices to comply with time limits except where permitted by Los Angeles County. Lighting will be maintained in good repair at all times.	Submit final lighting plan for review and approval	Prior to issuance of building permit(s)	Applicant	LACDRP
5.2 AGRICULTURE AND FORESTRY				
No mitigation measures are required for Agriculture and Forestry.	N/A	N/A	N/A	N/A

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
5.3 AIR QUALITY				
AQ-1 Water active sites at least twice daily (locations where soil disturbance is to occur would be thoroughly watered before earthmoving) during construction.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVQMD
AQ-2 All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of CVC Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP
AQ-3 All off-road diesel powered construction equipment less than 50 hp shall meet or exceed Tier 2 off-road emission standards. Off-road diesel-powered construction equipment greater than or equal to 50 hp shall meet or exceed Tier 3 off-road emission standards. The construction equipment requirement shall be increased to Tier 4 off-road emission standards by January 1, 2015. Post-January 1, 2015, all off-road diesel-powered construction equipment greater than 50 hp shall meet or exceed Tier 4 off-road emission standards, where available. Verification documentation such as an ongoing log shall be provided to the County of Los Angeles Department of Regional Planning upon request within five business days.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP
AQ-4 During construction, the off-road equipment, vehicles, and trucks shall not be idle more than five minutes in any one hour.	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP
AQ-5 The off-road construction equipment drivers shall have documented training in operating the equipment efficiently, taking into account ways to reduce the hours of operation of the equipment and/or operate the equipment at a lower load factor.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP
AQ-6 Traffic speeds on all unpaved roads shall be maintained at 15 mph or less.	Site inspection as needed	During construction	Applicant/Construction Manager	AVAQMD LACDRP
AQ-7 During construction, there shall be documented carpools, vanpools, and/or shuttles provided for construction employees.	Submit Transportation Demand Management program for review and approval	Prior to issuance of building permits	Applicant/Construction Manager	LACDRP LACDPW support and referral for trip reduction determination
AQ-8 During array area preparation, mowing shall be used instead of grading and/or disking, and shall be limited to no more than 3.5 acres per day per site to further reduce dust emissions during construction.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP
AQ-9 All interior roads shall use long-lasting non-toxic chemical soil stabilizers designed for long-term dust stabilization on dirt roads.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP

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AQ-10 Interior array areas shall have re-established pre-existing vegetation or be established with drought tolerant, native, or native compatible vegetation, to the greatest extent feasible, approved by the County biologist and compliant with Fire Department requirements, within two years of energization authorization of an array area by the Department of Public Works, Building and Safety Division, to provide long-term dust stabilization under the arrays.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager/Biologist	LACFD LACDRP
AQ-11 Earth disturbing activities shall be suspended and/or additional water shall be applied to meet Rule 403 criteria if wind gusts exceed 25 miles per hour.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP AVAQMD
AQ-12 Construction activity shall utilize electricity from power poles on or adjacent to the Project sites rather than use of temporary diesel power generators and/or gasoline power generators when electricity with adequate circuit capacity is available from power poles in proximity to construction areas.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
AQ-13 In the event temporary night lighting is necessary for construction or maintenance purposes, lighting not requiring the use of diesel or gasoline driven generators shall be used.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
5.4 BIOLOGICAL RESOURCES				
B-1 Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the LACDRP and CDFW. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to DRP and CDFW at their request.	A. Retain qualified Biologist(s)	Prior to issuance of Grading Permit	Applicant/Construction Monitor	LACDRP CDFW
	B. Field Surveys	Prior to grading permit	Applicant	LACDRP CDFW
	C. Maintain daily monitoring reports	During Construction	Applicant/Construction Monitor	LACDRP CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>B-2 Pre-Construction surveys will be conducted prior to ground disturbance at each project site. These surveys will include all special-status species identified as having the potential to be present on the project site; including, but not limited to, badger, kit fox, southern grasshopper mouse, and the species listed below.</p> <ul style="list-style-type: none"> • Pre-survey information gathering will include reviewing of all available agency nest data and mapping. • A focused pre-construction Swainson's hawk survey shall be conducted to locate any nesting sites within 5 miles of Projects 1 – 6. If Swainson's hawks or their active nests are located within 500 feet of the project sites, all construction-related work shall be postponed and CDFW will be consulted. • Project-related activities likely to have the potential of disturbing suitable bird nesting habitat, which includes ground nesting birds, shall be prohibited from February 1 through August 31, unless a qualified monitoring biologist conducts nesting bird surveys prior to any construction-related disturbance to confirm the absence of active bird nests or bird nesting habitat. Disturbance shall be defined as any activity that physically removes or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment or artificial night lighting. Surveys shall be conducted weekly, beginning no later than 30 days and ending no earlier than 3 days prior to the commencement of disturbance. If an active bird nest is discovered, disturbance within 500 feet for raptors shall be postponed until the nest is vacated, offspring are independent of the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be marked with high-visibility flagging or fencing. The Applicant shall record the results of the recommended protective measures and submit the records to LACDRP and CDFW to document compliance with applicable state and federal laws pertaining to the protection of native birds. • A pre-construction burrowing owl survey shall be conducted on each site prior to grading. Pre-construction surveys for burrowing owl shall be conducted weekly, beginning no later than 30 days and ending no earlier than 3 days prior to the commencement of disturbance. The surveys shall follow the protocols set forth by the California Burrowing Owl Consortium (1993 and 2012). <p>If burrowing owls are found during the pre-construction survey, then replacement burrows and habitat must be provided prior to the commencement of construction. The Applicant shall be prepared to provide artificial replacement burrows in the event that owls are</p>	<p>Pre-construction surveys for special-status species that have been identified as having potential to occur on site</p>	<p>Prior to grading or as specified per species</p>	<p>Applicant</p>	<p>LACDRP CDFW</p>

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>detected, either as wintering or breeding individuals.</p> <p>Wintering individuals may be evicted with the use of exclusion devices followed by a period of seven days to ensure that animals have left their burrows. When it can be assured that owls are no longer using the burrows, the burrows can be hand excavated and collapsed under the supervision of the avian biologist.</p> <p>Breeding owls must not be disturbed and must be allowed to complete the raising of young until the fledglings can forage independently of adults and it can be confirmed that further attempts at nesting shall not be undertaken. When this has been confirmed, the owls can be evicted as described above for wintering animals.</p> <ul style="list-style-type: none"> • Pre-construction surveys shall be conducted for special-status ground-dwelling reptiles, including but not limited to coast horned lizard and northern California legless lizard. Surveys shall be conducted by placing coverboards on the ground 4 to 6 weeks in advance of the survey effort, checking weekly for such species. Any special-status reptiles or other species determined important by the qualified biological monitor (i.e., biologist must be appropriately permitted for collection and relocation activities) occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones. 				
<p>B-3 During grading, earthmoving activities, and other construction activities the biological monitor shall be present to inspect and enforce all mitigation requirements and to relocate any species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. The biological monitor shall file a report of the monitoring activities with LACDRP and CDFW. If ongoing biological monitoring of construction activities reveals the presence of any special-status reptiles within an active work area, then work shall be temporarily halted until the animals can be collected and relocated to areas outside of the designated work zones. Work areas shall be surveyed for special-status reptile species, such as the coast horned lizard and northern California legless lizard, during construction activities. During the construction, surveys shall be conducted by placing coverboards on the ground in appropriate work areas and checking them weekly for such species. Any special-status reptiles occurring within the work area shall be collected and relocated to areas outside of the designated work zones.</p>	Biological Monitoring	During construction	Applicant	LACDRP CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>B-4 Mitigation lands shall be acquired for Swainson's hawk, burrowing owl, special-status migratory and wintering birds, and alkali mariposa lily.</p> <p><u>Swainson's hawk</u>: Impacts due to development of the projects shall be mitigated by the acquisition of good quality Swainson's hawk habitat targeted within the Antelope Valley. Land shall be purchased or placed in a conservation easement or other suitable deed restriction and managed to maintain suitable habitat in perpetuity.</p> <p>The proposed development is not expected to result in the "take" of Swainson's hawk; however, the Applicant shall be required to consult CDFW in the event of take, which may result in additional mitigation prescribed by CDFW. Although the Projects are not expected to result in "take" of Swainson's hawk, mitigation will still be required to alleviate the effects of cumulative impacts on raptor, migratory bird, and burrowing owl habitats:</p> <p>Replacement land will be provided based on the quality of the mitigation land relative to the impacted habitat. The ratio of such replacement shall be determined as follows:</p> <ul style="list-style-type: none"> • A ratio of one acre of replacement land for each 3 acres of development if the replacement land is superior nesting and foraging habitat contiguous to occupied nesting and foraging habitat, and is within a designated or proposed Significant Ecological Area (SEA). • A ratio of one acre of replacement land for each 2 acres of development if the replacement land is unoccupied irrigated land, contiguous to occupied habitat and providing superior quality foraging habitat with trees or other such nesting habitat; • A ratio of 1 acre of replacement land for each acre of development if the replacement land provides similar foraging and nesting habitat. <p><u>Burrowing Owl</u>: Mitigation for any occupied burrowing owl burrows found during pre-construction surveys will include a comprehensive tiered approach:</p> <ul style="list-style-type: none"> • Pre-construction and construction monitoring surveys conducted by a qualified biologist to detect potential new owl activity onsite; • Disturbance avoidance of occupied burrows during nesting period February 1 – August 31; • Impact avoidance of occupied burrows; • Burrow exclusion and closure and offsite relocation (>100 m), as described previously in B-2, will be conducted for unavoidable impacts to occupied burrows (after consultation with CDFW). • Minimizing impacts by protecting in-place any owls, their burrows, 	A. Acquire mitigation lands for Swainson's Hawk	Prior to 1 st either grading or building permits	Applicant	LACDRP CDFW
	B. Acquire mitigation lands for Burrowing Owl	Prior to 1 st either grading or building permits	Applicant	LACDRP CDFW
	C. Pre-construction survey for Alkali Mariposa Lilies	Prior to 1 st either grading or building permits	Applicant	LACDRP CDFW
	D. If necessary Acquire Alkali Mariposa Mitigation land	Prior to 1 st either grading or building permits	Applicant	LACDRP CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>and their immediate habitat by establishing setback zones and visual screens for burrows adjacent to construction activity; by placing visible markers, and by conducting construction worker awareness training. Setback widths will be applied as appropriate to the level of existing disturbance and owl stage of activity (e.g., for low to moderate construction-related disturbance activity outside the nesting season near burrows in currently high-traffic or disturbance areas, it is assumed owls are adapted to human disturbance and will not need a large setback).</p> <ul style="list-style-type: none"> • Mitigating unavoidable impacts to habitat: restore temporary impacts to pre-existing conditions; replace nesting/occupied and satellite burrows lost with the same number of suitable burrows on the mitigation site. Mitigation acreage for foraging habitat provided for Swainson's hawk will be sufficient to replace lost burrowing owl habitat because the hawk's replacement habitat will be in-kind or better (i.e., the Project habitat is low quality overall and mitigation habitat will be at least the same quality as the lost habitat OR will have higher quality habitat features overall, such as increased vegetative structure, higher numbers of prey species, less disturbance, and less potential for predation by domestic animals, etc.). Specific habitat considerations as provided in the CDFW 2012 burrowing owl guidance will be considered in selecting the overall habitat replacement acres for the project. <p><u>Alkali Mariposa Lily</u>: Alkali mariposa lily will be avoided to the greatest extent possible. If pre-construction surveys reveal individuals that cannot be avoided, mitigation of lost alkali mariposa lily shall be provided at a minimum 1:1 ratio. This acreage will be calculated with input from LACDRP and CDFW. Additionally, because alkali mariposa Lilies have locally available seed sources, plantings of the lilies on appropriate soil types on Projects shall be implemented in selected areas. The lilies may also be transplanted from areas planned for disturbance to more suitable locations in the Project area. Transplantation locations must be situated within adequately buffered areas to be found suitable.</p> <p>For all species the mitigation acreage may be located within the Project sites, but outside of the area of development, subject to LACDRP and CDFW approval, if acreage of sufficient quantity and quality exists.</p>				

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<p>B-5 Review and Approval of Habitat Management Lands Prior to Acquisition: The Applicant shall provide a mitigation land acquisition proposal to LACDRP and CDFW for their approval before acquiring the property. The proposal shall discuss the suitability of the property by comparing it to the selection criteria. As a part of the preparation of the land acquisition proposal, acreage quantification by habitat category will be developed with LACDRP and CDFW based on the following criteria:</p> <p><u>Habitat Management Land Selection Criteria:</u> The Applicant must identify the region within which lands shall be acquired, and the type and quality of habitat to be acquired. Detailed criteria and acreage for each habitat category will be developed with Los Angeles County and CDFW. Foraging habitat shall be assessed as moderate to good with a capacity to improve in quality and value to Swainson's hawks, and must be within the Antelope Valley Swainson's hawk breeding range. Foraging habitat with suitable nest trees is preferred.</p> <p><u>Habitat Management Lands Acquisition:</u> Prior to initiating ground-disturbing activities, the Applicant shall provide a proposal to LACDRP and CDFW for off-site mitigation land to be restored, enhanced, or maintained according to the requirements of the biological mitigation measures in this EIR. The proposal will require that mitigation lands identified shall be preserved as open space in perpetuity. Within 45 days of acquiring the mitigation land(s), the Applicant shall record a permanent deed restriction on the mitigation land(s) to be preserved as open space. The deed restriction or conservation easement language shall be submitted to LACDRP and CDFW for review and approval prior to recordation. Alternatively, should a conservation easement on the mitigation land be offered, the permanent conservation easement shall be recorded to the satisfaction of LACDRP and CDFW.</p> <p>The Applicant shall establish a fund sufficient for the restoration, enhancement, and maintenance of the mitigation land(s) until such time when the mitigation land(s) become self-sustaining and until such time as the mitigation land(s) meet the requirements of this mitigation measure. The fund shall be established within 90 days of mitigation land(s) acquisition in an amount acceptable to the LACDRP and CDFW.</p>	A. Obtain approval of habitat management lands	Prior to Acquisition	Applicant	LACDRP CDFW
	B. Record a permanent deed restriction or conservation easement on mitigation land(s)	Within 45 days of acquiring land(s)	Applicant	LACDRP CDFW
	C. Establish fund in the amount acceptable to LACDRP and CDFW for restoration, enhancement, and maintenance of the mitigation lands	Within 90-days of mitigation land(s) acquisition	Applicant	LACDRP CDFW

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<u>Land Acquisition Schedule and Financial Assurances:</u> The Applicant shall complete acquisition, or execute an irrevocable option to purchase, of proposed Habitat Management lands and shall provide financial assurances for dedicating adequate funding for impact avoidance, minimization, and compensation measures, if necessary, prior to the issuance of building permits. If an irrevocable option to purchase is utilized, the applicant shall provide a proposed date of purchase which coincides with construction of the facility.				
B-6 Prior to alteration of any streambeds, the Applicant shall enter into an agreement with the CDFW, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.	Enter into an agreement with CDFW pursuant to sections 1601 through 1603	Prior to alteration of Streambed	Applicant	CDFW
B-7 Within all interior portions of the site within and adjacent to the proposed solar arrays, re-vegetation shall be accomplished (excluding interior roads as follows: Vegetation seeded in these areas shall comprise locally-sourced, native species if available, or, native compatible as approved by the County biologist if sufficient locally-sourced native seed stock not available, approximating low-growing communities such as native perennial or annual grasslands (i.e., wildflower fields). Shrub species shall not be used due to these species inability to survive continued vegetation trimming. Vegetation shall be maintained in accordance with Los Angeles County Fire Department regulations.	Revegetation of interior site, excluding interior roads	After construction	Applicant	LACDRP
5.5 CULTURAL RESOURCES				
CUL-1 In the event cultural resources are encountered during construction of the Projects, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and Native American Monitor shall be notified of the find. The archaeologist, in consultation with the Native American Monitor shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to recordation and excavation of the finds and evaluation and processing of the finds in accordance with § 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resources are determined to be unique historic resources as defined under § 15064.5 of the CEQA Guidelines, Mitigation Measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate Mitigation Measures for significant resources could include but not be limited to avoidance or capping, incorporation of the site in green space, parks, or open space, or data	A. Archaeological monitoring and Native American monitor when there is a find	During earthmoving activities	Applicant/Construction Manager/Qualified Archaeologist	LACDRP NAHC
	B. Maintain log demonstrating compliance	During earthmoving activities	Applicant/Construction Manager/Qualified Archaeologist	LACDRP
	C. Site inspection as needed	During earthmoving activities	Applicant/Construction Manager/Qualified Archaeologist	LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
recovery excavations of the finds. No further earthwork shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered because of mitigation will be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study. This Mitigation Measure shall apply to all Projects.				
CUL-2 In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code § 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and PRC § 5097.98. This Mitigation Measure shall apply to all Projects.	A. Archaeological and Native American monitoring	During construction	Applicant/Construction Manager/Qualified Archaeologist/NAHC representative	LACDRP NAHC
	B. Maintain documentation demonstrating compliance	During construction	Applicant/Construction Manager/Qualified Archaeologist	LACDRP
	C. Site inspection as needed	During construction	Applicant/Construction Manager/Qualified Archaeologist	LACDRP
CUL-3 Project 4 construction of gen-tie lines shall maintain the right of way buffer zones prescribed by SCE for this historic electric transmission line resource, which is an active transmission line. This Mitigation Measure shall apply to Project 4 only.	Site inspection as needed	During construction	Applicant/Construction Manager/Qualified Archaeologist	LACDRP
CUL-4 Project construction for Project 4 shall maintain a one acre undisturbed area surrounding the Del Sur Cemetery site. This Mitigation Measure shall apply to Project 4 only.	A. Submit pre-construction surveys	Prior to construction	Applicant/Qualified Archaeologist	LACDRP
	B. Construction monitoring by qualified Archaeologist	During construction	Applicant/Qualified Archaeologist	LACDRP
	C. Submit construction monitoring documentation	Applicant/Qualified Archaeologist	Applicant/Qualified Archaeologist	LACDRP
	D. Site inspection as needed	Applicant/Qualified Archaeologist	Applicant/Qualified Archaeologist	LACDRP
CUL-5 A County approved archaeologist will be retained to initiate and supervise cultural resource monitoring during Project related earthwork in areas of the Project that are within 50 feet from certain significant cultural resources, specifically from the defined perimeter of site CA-LAN-1579H (Project 4). If resources are identified, the procedures outlined in CUL-1 will be followed and/or CUL-2 (as necessary). This Mitigation Measure shall apply to Project 4 only.	A. Archaeological monitoring	During Project related earthmoving activities	Applicant/Construction Manager/Qualified Archaeologist	LACDRP
	B. Maintain log demonstrating compliance	During Project related earthmoving activities	Applicant/Construction Manager/Qualified Archaeologist	LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
PALEO-1: A qualified paleontologist shall be retained by the Applicant prior to excavations reaching 10 feet in depth or greater. A The paleontologist shall develop and execute a Paleontological Resource Mitigation and Monitoring Program and supervise a paleontological monitor whom shall monitor all ground-disturbing activities associated with such excavations. The Program will outline the procedures to follow in regards to paleontological resources (e.g. monitoring protocols, curation, data recovery of fossils, reporting). If fossils are found during such excavation, the paleontological monitor shall be authorized to halt ground-disturbing activities within 25 feet of the find in order to allow evaluation of the find and determination of appropriate treatment according to the Program.	Paleontological Monitoring	During Project related earthmoving activities	Applicant/Construction Manager/Qualified Paleontologist	LACDRP LAC Natural History Museum support/referral
5.6 GEOLOGY AND SOILS				
No mitigation measures are required for Geology and Soils.	N/A	N/A	N/A	N/A
5.7 GREENHOUSE GAS EMISSIONS				
GHG-1 All off-road diesel powered construction equipment less than 50 hp shall meet or exceed Tier 2 off-road emission standards. Off-road diesel-powered construction equipment greater than or equal to 50 hp shall meet or exceed Tier 3 off-road emission standards. The construction equipment requirement shall be increased to Tier 4 off-road emission standards by January 1, 2015. Post-January 1, 2015, all off-road diesel-powered construction equipment greater than 50 hp shall meet or exceed Tier 4 off-road emission standards, where available. Verification documentation such as an ongoing log shall be provided to the County of Los Angeles Department of Regional Planning upon request within five business days.	A. Submit operating permit(s) as required	Prior to commencement of construction	Applicant	AVAQMD LACDRP
	B. Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP
GHG-2 During construction, the off-road equipment, vehicles, and trucks shall not be idle more than five minutes in any one hour.	Site inspection as needed	During construction	Applicant/Construction Manager	AVAQMD LACDRP
GHG-3 The off-road construction equipment drivers shall have proper training in operating the equipment efficiently, taking into account ways to reduce the hours of operations of the equipment and/or operate the equipment at a lower load factor.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	AVAQMD LACDRP
GHG-4 Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.	Site inspection as needed	During construction and grading	Applicant/Construction Manager	AVAQMD LACDRP
GHG-5 During construction, there shall be documented carpools, vanpools, and/or shuttles provided for construction employees.	Maintain log demonstrating compliance	Prior to Building Permit	Applicant/Construction Manager	AVAQMD LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
5.8 HAZARDS/HAZARDOUS WASTES				
HH-1 Prior to the start of construction activities, a Hazardous Materials Management Plan shall be implemented for each project.	Submit Hazardous Materials Management Plan	Prior to start of construction	Applicant	DTSC
HH-2 Prior to the start of construction activities, a Hazardous Waste Management Plan shall be implemented for each project.	Submit Hazardous Waste Management Plan for each Project	Prior to start of construction	Applicant	DTSC
HH-3 Prior to the start of construction activities on the parcel containing the historic UST at the location of Project 1, a Phase I ESA will be completed. This mitigation measure only applies to Project 1.	Phase I ESA	Prior to issuance of grading permit(s)	Applicant	LACDRP
HH-4 Prior to the start of construction activities, a closure permit for the UST will be verified or obtained from the Los Angeles County Fire Department, Health Hazardous Materials Division. This mitigation measure only applies to Project 1.	Closure permit or verification for UST – Project 1 site	Prior to issuance of grading permit(s)	Applicant	LACFD
HH-5 Construction activities shall be halted if previously unidentified soil contamination is observed or indicated by testing during any earthwork activities. Construction will be halted or redirected until such soil contamination is evaluated and disposed of and/or treated	Testing of soil contamination	Prior to start of construction	Applicant	DTSC LACDRP
5.9 HYDROLOGY/WATER QUALITY				
Construction				
HYDRO-1 Education and training for Property Owners, Tenants, Occupants and Employees. Appropriate educational materials and training for preventing stormwater pollution and additional BMP Fact Sheets from the California Stormwater Best Management Practice Handbooks can be found at www.cabmphandbooks.com . Practical information material will be provided to employees on general good housekeeping practices. These materials will describe, but are not limited to, spill prevention and control and the use of chemicals, petroleum products, pesticides and fertilizers that should be limited to the property, with no discharge of wastes directly or indirectly to gutters, catch basins or the storm drain system. Information will be distributed directly to the employees as well as being posted in public areas. This Mitigation Measure shall be implemented at Projects 1 – 6 for the entire duration of construction activities. The required materials shall be available at each project site and a log kept to show education has occurred prior to the start of construction.	Maintain log demonstrating compliance of Educational materials and training for Property Owners, Tenants, Occupants, and Employee	During Construction	Applicant	LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
HYDRO-2 A spill contingency plan will be prepared by the owner/building operator. As a minimum the Spill Contingency Plan will "mandate the stockpiling of cleanup materials, notification of responsible agencies, disposal of cleanup materials and documentation." This Mitigation Measure shall be implemented at Projects 1 – 6 for the entire duration of construction activities.	Submit spill contingency plan	Prior to grading permit	Applicant	LACDRP
HYDRO-3 No hazardous materials are anticipated to be stored on-site. If deemed otherwise, a designated representative of the owner shall provide information to the Fire Authority in accordance with requirements of the Health & Safety Code. This Mitigation Measure shall be implemented at Projects 1 – 6 for the entire duration of construction activities.	Maintain log demonstrating compliance	During construction and operations	Applicant/Construction Manager	LACFD
HYDRO-4 A designated representative of the owner shall provide information to the Fire Authority in compliance of the current requirements of the County of Los Angeles Fire Code. This Mitigation Measure shall be implemented at Projects 1 – 6 for the entire duration of construction activities.	Submit all applicable information	Prior to grading permit	Applicant	LACFD
Operation				
HYDRO-5 Site waste receptacles shall be emptied on a weekly basis or more often if containers approach overflowing. Upon inspection any debris or rubbish will be picked up and the site cleaned. The trash area/room is NOT to be cleaned by hosing down. The type of materials used to clean the area and storage of said materials will be determined by the Contractor. Signage will be posted that lids shall be kept closed at all times. This Mitigation Measure shall be implemented at Projects 1 – 6 at all times during facility operations.	A. Include waste collection and disposal methods in construction contract specifications	During operation	Applicant	LACSD LACDRP
	B. Maintain log demonstrating compliance	During operation	Applicant	LACSD LACDRP
5.10 LAND USE AND PLANNING				
No mitigation measures are required for Land Use and Planning	N/A	N/A	N/A	N/A
5.11 NOISE				
N-1 Construction operations would not occur between 7:00 p.m. and 7:00 a.m. on weekdays or Saturday, or at any time on Sunday with the exception of limited low-noise generating potential night work with Los Angeles County Department of Regional Planning and Public Works approval.	Maintain log of construction equipment arrivals and exit times demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
N-2 Construction site and access road maximum speed limit of 15 miles per hour shall be established and enforced during the construction period.	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
N-3 Electrically-powered equipment shall be used instead of pneumatic or internal combustion powered equipment, except for devices like trucks, loaders, dozers, and other heavy equipment.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
N-4 Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable, and no closer than 1,000 feet, from noise-sensitive receptors.	A. Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
	B. Inclusion of requirement for a Noise Control Plan	During construction	Applicant/Construction Manager	LACDRP LACDPH – Health Officer for referral
N-5 The use of noise-producing signals, including horns, whistles, alarms, and bells are prohibited except where required by OSHA or for safety or emergency warning purposes required by other regulatory agencies.	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP
N-6 Project-related public address or music systems used on-site shall not be audible at any adjacent receptor.	Site inspection as needed	During construction	Applicant/Construction Manager	LACDRP LACDPH – Health Officer for referral
N-7 All noise-producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications which are in compliance with any applicable legally required equipment noise standards. Mobile or fixed “package” equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and/or other noise control features that are readily available for that type of equipment. Mobile sound barriers with a sound transmission class of 19 or greater will be used for pile driving on Projects where received sound levels at the nearest NSR are predicted to be above the County construction noise limit of 60 dBA during the day.	A. Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP LACDPH – Health Officer for referral
	B. Site inspection as needed	During Construction	Applicant/Construction Manager	LACDRP
<p>With respect to mitigation during operation, potential impacts associated with on-site substations are considered. Depending on the Project’s acoustic design goals, final substation design may incorporate appropriate mitigation measures, including:</p> <p>N-8 Siting substations to achieve NEMA sound ratings at sensitive receptors as described in Section 4.11.5.2 not to be closer to the property line of sensitive receptors than the following distances for each individual project:</p> <ul style="list-style-type: none"> • Project 1 – 325 feet with a NEMA sound rating of 74 dBA • Project 2 – 1,511 feet with a NEMA sound rating of 81 dBA • Project 3 – 650 feet with a NEMA sound rating of 74 dBA 	A. Submit acoustical report demonstrating substation design compliance with applicable noise standards	Prior to issuance of relevant building permit(s)	Applicant	LACDRP LACDPH Health Officer
	B. Construct structures in compliance with noise limit requirements of applicable County codes.	During construction	Applicant/Construction Manager	LACDRP LACDPH
	C. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	LACDRP LACDPH Health Officer – for support/referral

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
<ul style="list-style-type: none"> Project 4 (two transformers) – 1,000 feet with a NEMA sound rating of 77 dBA Project 5 – 748 feet with a NEMA sound rating of 82 dBA 				
With respect to mitigation during operation, potential impacts associated with on-site substations are considered. Depending on the Project's acoustic design goals, final substation design may incorporate appropriate mitigation measures, including:	A. Submit acoustical report demonstrating substation design compliance with applicable noise standards	Prior to issuance of relevant building permit(s)	Applicant	LACDRP LACDPH Health Officer
N-9 The Applicant shall choose to use NEMA low noise rated transformer equipment which will achieve 10 dBA or greater noise reduction as compared to standard NEMA-rated transformers of a similar size and rated capacity to ensure that Project noise impacts would be less than significant.	B. Construct structures in compliance with noise limit requirements of applicable County codes.	During construction	Applicant/Construction Manager	LACDRP LACDPH
	C. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	LACDRP LACDPH Health Officer – for support/referral
5.12 PUBLIC SERVICES				
No mitigation measures are required for Public Services	N/A	N/A	N/A	N/A
5.13 TRANSPORTATION/TRAFFIC				
TT-1 Prior to issuance of first grading or building permit, Applicant shall document and submit all required information and/or material pertaining to the pavement conditions of construction routes for the Projects, including the formula for calculation of the Projects' fair share of any repair or reconstruction of construction routes to the satisfaction of LACDPW. Applicant shall reimburse the County of Los Angeles for the cost of any repairs and/or reconstruction of construction routes attributable to the Projects as agreed to by LACDPW. The timing of any necessary repairs and/or reconstruction of construction routes and the required payment by the Applicant shall be determined by LACDPW.	Submit Projects' road survey	Prior to issuance of first grading or building permit	Applicant	LACDPW
TT-2 The County, including LACFD Fire Stations 78 (for R2011-00801) and 130 (for R2011-00798, 00799, 00805, 00807, & 00833) shall be notified at least three days in advance of any street closures that may affect fire and/or paramedic responses in the area. The Applicant shall provide alternate route (detour) plans to the County, including three sets to LACFD, with a tentative schedule of planned closures, prior to the beginning of construction.	Provide street closure notifications	Three days prior to any street closures impacting fire and/or paramedics	Applicant/Construction Manager	LACFD

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
TT-3 Stagger construction work shifts before or after peak traffic hours.	A. Maintain log demonstrating compliance	During construction	Applicant	LACDRP LACDPH Health Officer – for support referral Caltrans
	B. Site inspection as needed	During construction	Applicant	LACDRP LACDPH Health Officer – for support referral Caltrans
TT-4 Schedule truck deliveries during off peak hours.	Maintain log of truck arrivals and exit times demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
TT-5 Limit water truck deliveries during the AM peak hour to 30 percent of the daily water truck trips.	Maintain log of truck arrivals and exit times demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
TT-6 Encourage carpooling between construction works.	Maintain log demonstrating compliance	During construction	Applicant/Construction Manager	LACDRP
5.14 UTILITIES				
No mitigation measures are required for Utilities.	N/A	N/A	N/A	N/A
List of Acronyms: B & S – building and safety BMP – Best Management Practice CEQA – California Environmental Quality Act CASQA – California Association of Stormwater Quality Agencies CBC – California Building Code CDFW – California Department of Fish and Wildlife CUP – Conditional Use Permit CVC – California Vehicle Code dBA – decibels (acoustics) DPR – Department of Parks and Recreation ESA – Environmental Site Assessment hp – Horsepower LACDPW – Los Angeles County Department of Public Works LACFD – Los Angeles County Fire Department mph – miles per hour NEMA – National Electrical Manufacturers Association OSHA – Occupational Safety and Health Administration PRC – Public Resources Code ROW – Right of Way SCE – Southern California Edison SWPPP – Stormwater Pollution Prevention Plan UFC – Uniform Fire Code				

Project Design Feature/Mitigation Measure	Action Required	Mitigation Timing	Responsible Party	Monitoring Agency or Party
UST – Underground Storage Tank WATCH – Work Area Traffic Control Handbook LACDPH – Los Angeles County Department of Public Health LACSD – Los Angeles County Sanitation District				